Executive Summary Report

Characteristics Based Market Adjustment for 2000 Assessment Roll

Area Name / Number: North Sammamish Plateau / 35
Last Physical Inspection: 1998

Sales - Improved Analysis Summary:
Number of Sales: 1503
Range of Sale Dates: 1/98 through 12/99

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1999 Value	$99,800	$209,600	$309,400	$340,600	90.8%	9.13%
2000 Value	$108,100	$229,400	$337,500	$340,600	99.1%	8.36%
Change	+$8,300	+$19,800	+$28,100		+8.3%	-0.77%
%Change	+8.3%	+9.4%	+9.1%		+9.1%	-8.43%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of –0.77% and –8.43% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. Multi-parcel sales, multi-building sales, mobile home sales, sales of new construction where less than a fully complete house was assessed for 1999, and sales where the 1999 assessed improvements value was $10,000 or less were excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	$103,600	$198,500	$302,100
2000 Value	$112,200	$217,100	$329,300
%Change	+8.3%	+9.4%	+9.0%

Number of improved 1 to 3 family home parcels in the population: 7368.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 1999. Also, parcels with a 1999 assessed improvements value of $10,000 or less were excluded.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The results showed that including variables for plat, year built, building grade, stories, condition, view, traffic noise and waterfront access rights improved uniformity of assessments throughout the area. For instance, 1999 assessment ratios (assessed value/sales price) of houses in certain plats, those with a view amenity, those with traffic noise, with waterfront access rights, and those in "good" condition were significantly lower than the average, and the formula adjusted the assessed values of these parcels upward more than others. Conversely, houses built or renovated in the 70's, in certain other plats, those of building grade 6 or 9 and houses of 1.5 stories were higher than others, so the formula adjusts those upward less than others.

Mobile Home Analysis: There were inadequate mobile home sales for separate analysis. This category is adjusted by +9.0% (rounded down), based on the overall change indicated by the residence population. There are only about 65 real property mobile homes in the area.

Comparison of Sales Sample and Population Data by Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1949	1	0.07%
1959	5	0.33%
1969	42	2.79%
1979	187	12.44%
1989	612	40.72%
1995	229	15.24%
1996	11	0.73%
1997	26	1.73%
1998	199	13.24%
1999	191	12.71%
	1503	

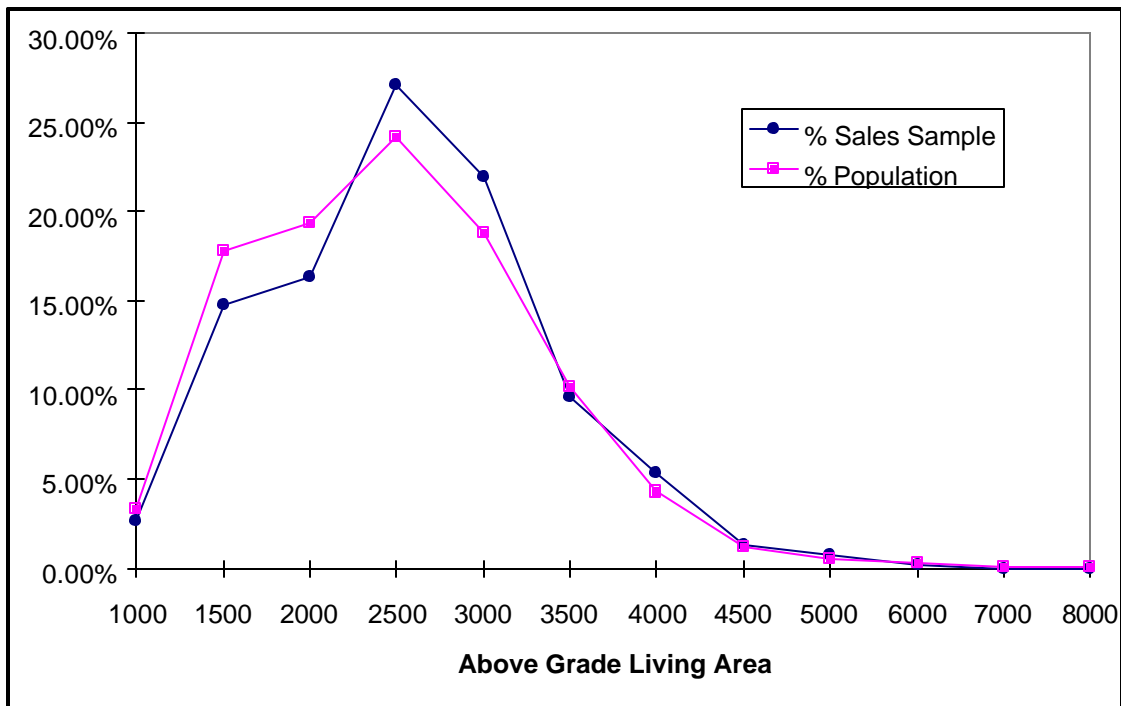| Population		
Year Built	Frequency	% Population
1949	116	1.57%
1959	65	0.88%
1969	296	4.02%
1979	1426	19.35%
1989	3539	48.03%
1995	1144	15.53%
1996	79	1.07%
1997	134	1.82%
1998	222	3.01%
1999	347	4.71%
	7368	
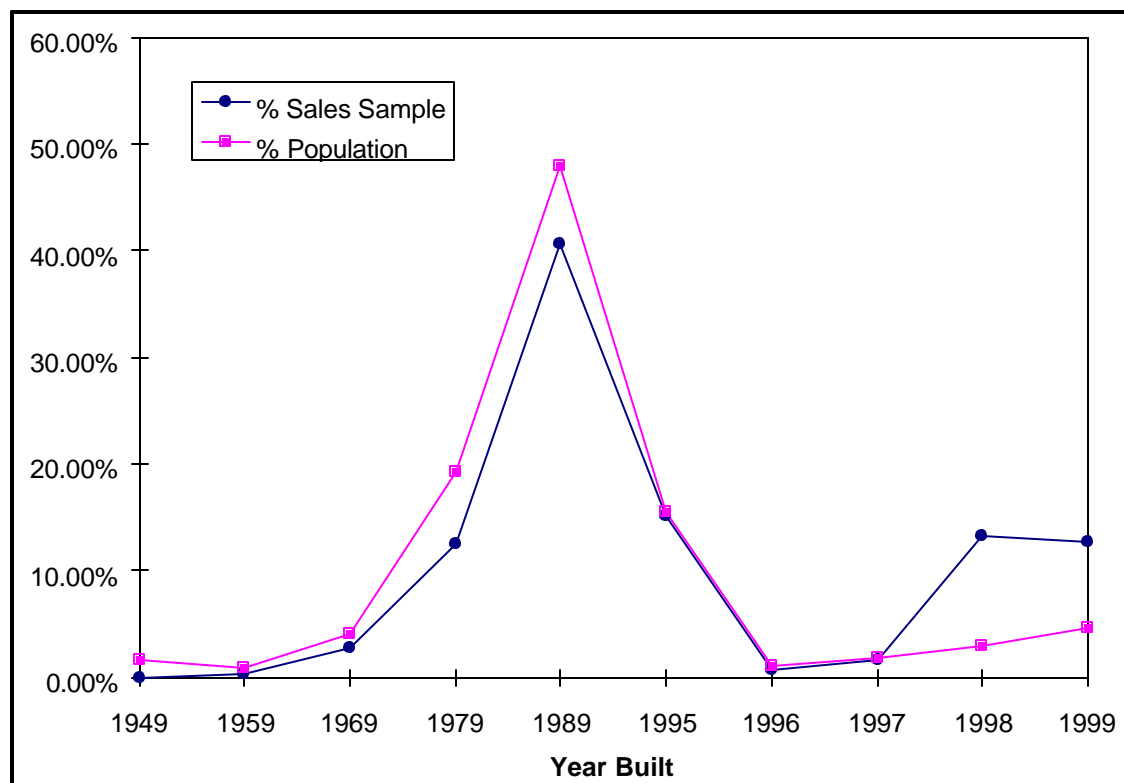
Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Variance in assessment levels by year built were addressed in Annual Update, requiring a category variable.

Comparison of Sales Sample and Population by Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
1000	40	2.66%
1500	222	14.77%
2000	246	16.37%
2500	408	27.15%
3000	330	21.96%
3500	144	9.58%
4000	80	5.32%
4500	20	1.33%
5000	11	0.73%
6000	2	0.13%
7000	0	0.00%
8000	0	0.00%
	1503	

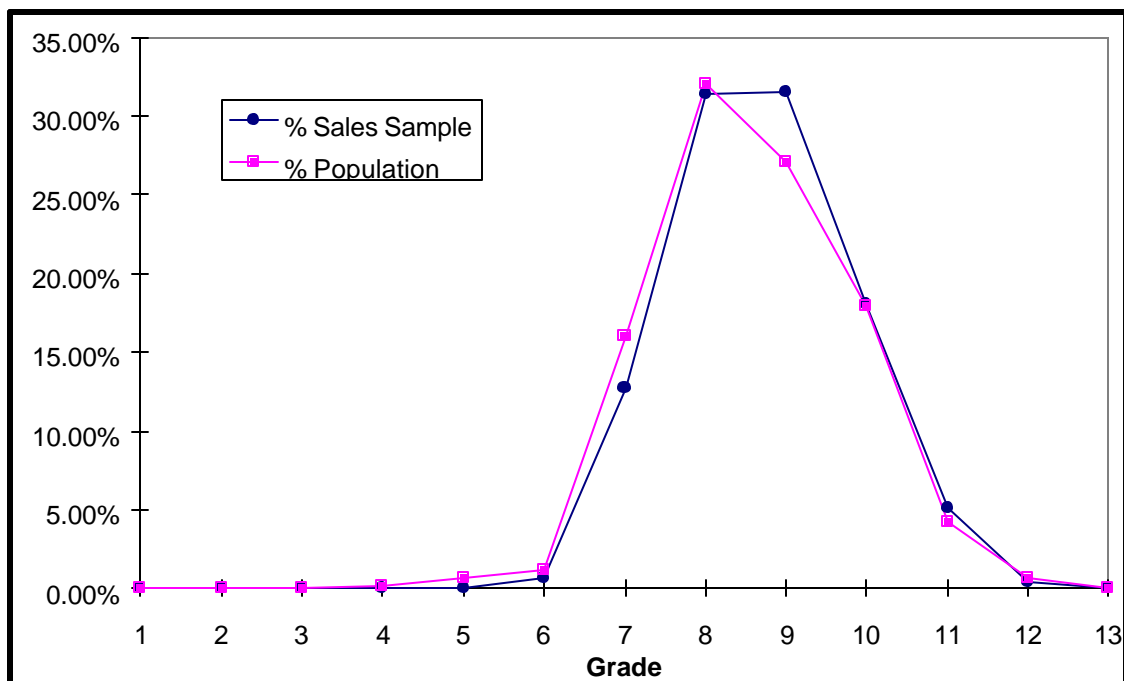| Population		
AGLA	Frequency	% Population
1000	241	3.27%
1500	1311	17.79%
2000	1431	19.42%
2500	1787	24.25%
3000	1389	18.85%
3500	747	10.14%
4000	315	4.28%
4500	86	1.17%
5000	39	0.53%
6000	18	0.24%
7000	3	0.04%
8000	1	0.01%
	7368	

The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.
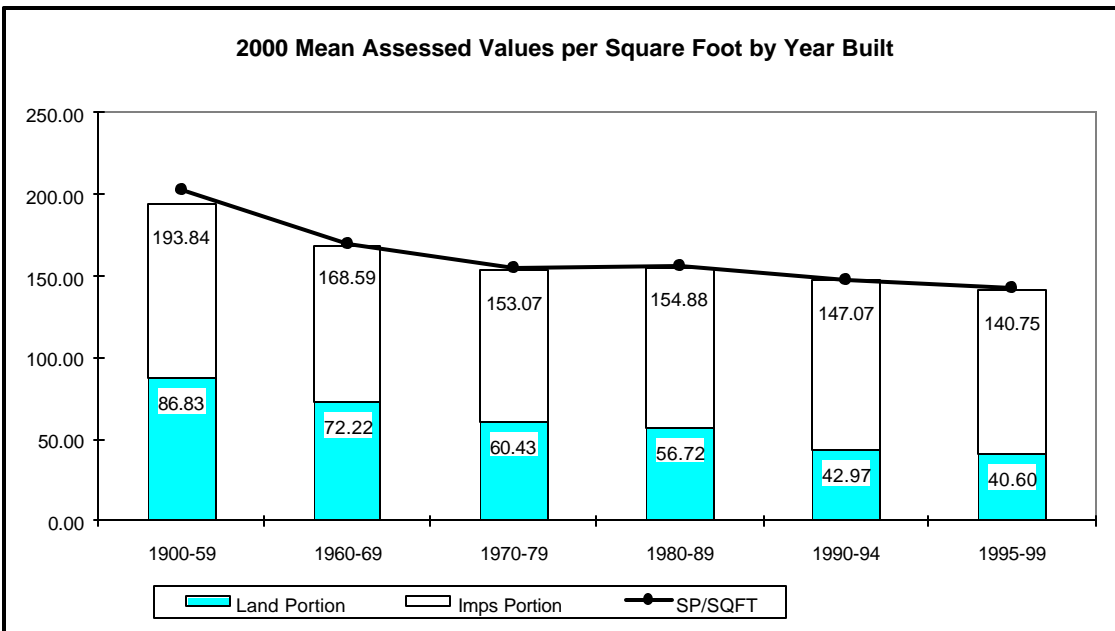
Comparison of Sales Sample and Population by Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	10	0.67%
7	191	12.71%
8	473	31.47%
9	474	31.54%
10	271	18.03%
11	77	5.12%
12	7	0.47%
13	0	0.00%
	1503	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	9	0.12%
5	50	0.68%
6	86	1.17%
7	1180	16.02%
8	2360	32.03%
9	1995	27.08%
10	1321	17.93%
11	309	4.19%
12	51	0.69%
13	5	0.07%
	7368	

The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals. Grades less than 6 and greater than 12 are not represented, but these are a very small part of the population.
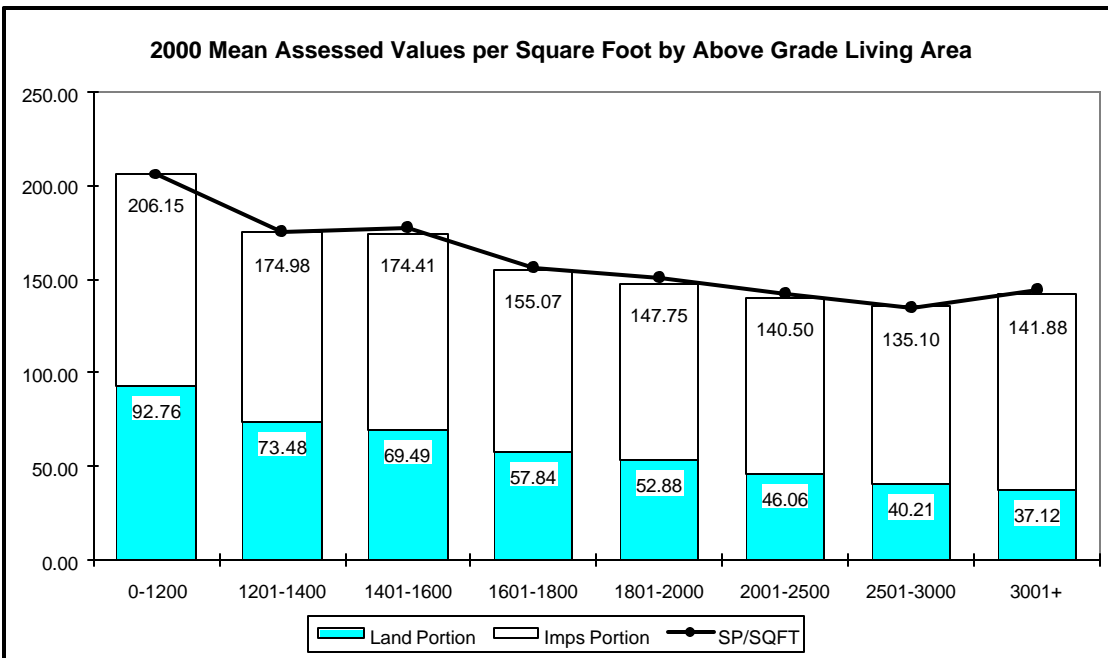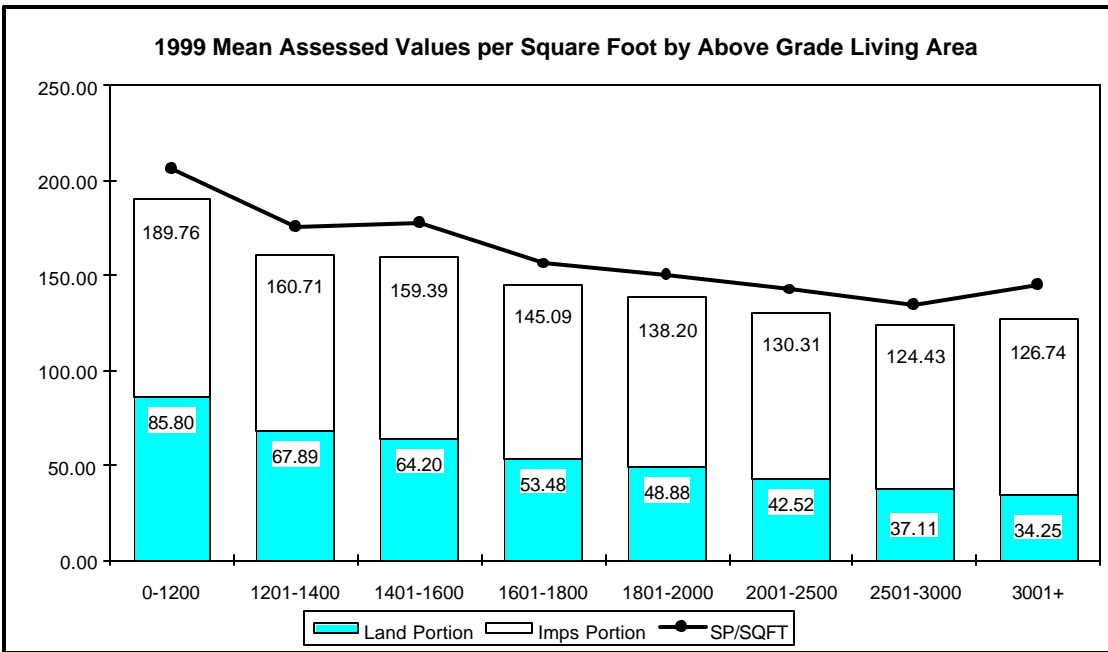
Comparison of Dollars Per Square Foot by Year Built

1999 Mean Assessed Values per Square Foot by Year Built

Year Built	Land Portion	Imps Portion
1900-59	80.28	178.69
1960-69	66.67	150.00
1970-79	55.78	142.62
1980-89	52.39	142.69
1990-94	39.69	134.49
1995-99	37.53	129.12

Legend: Land Portion, Imps Portion, SP/SQFT

2000 Mean Assessed Values per Square Foot by Year Built

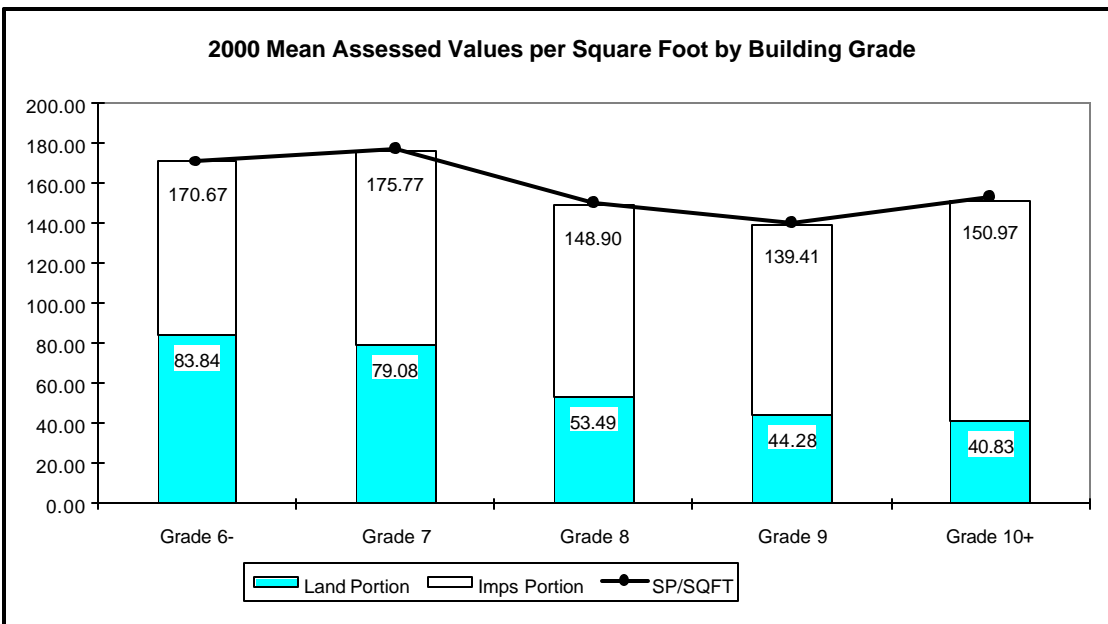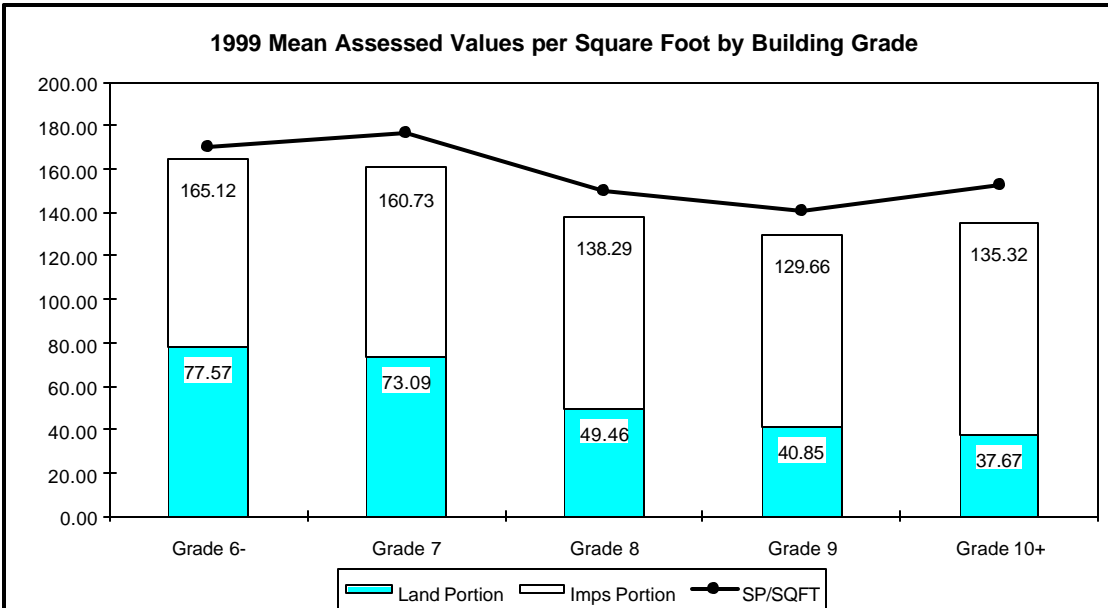| Year Built	Land Portion	Imps Portion
1900-59	86.83	193.84
1960-69	72.22	168.59
1970-79	60.43	153.07
1980-89	56.72	154.88
1990-94	42.97	147.07
1995-99	40.60	140.75

Legend: Land Portion, Imps Portion, SP/SQFT

These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There are only 6 sales built prior to 1960.

Comparison of Dollars Per Square Foot by Above Grade Living Area

1999 Mean Assessed Values per Square Foot by Above Grade Living Area

Above Grade Living Area	Land Portion	Imps Portion	SP/SQFT
0-1200	85.80	189.76	
1201-1400	67.89	160.71	
1401-1600	64.20	159.39	
1601-1800	53.48	145.09	
1801-2000	48.88	138.20	
2001-2500	42.52	130.31	
2501-3000	37.11	124.43	
3001+	34.25	126.74	

2000 Mean Assessed Values per Square Foot by Above Grade Living Area

Above Grade Living Area	Land Portion	Imps Portion	SP/SQFT
0-1200	92.76	206.15	
1201-1400	73.48	174.98	
1401-1600	69.49	174.41	
1601-1800	57.84	155.07	
1801-2000	52.88	147.75	
2001-2500	46.06	140.50	
2501-3000	40.21	135.10	
3001+	37.12	141.88	

These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of Dollars Per Square Foot by Grade

1999 Mean Assessed Values per Square Foot by Building Grade

Grade 6-: Imps Portion 165.12, Land Portion 77.57
Grade 7: Imps Portion 160.73, Land Portion 73.09
Grade 8: Imps Portion 138.29, Land Portion 49.46
Grade 9: Imps Portion 129.66, Land Portion 40.85
Grade 10+: Imps Portion 135.32, Land Portion 37.67

Legend: Land Portion, Imps Portion, SP/SQFT

2000 Mean Assessed Values per Square Foot by Building Grade

Grade 6-: Imps Portion 170.67, Land Portion 83.84
Grade 7: Imps Portion 175.77, Land Portion 79.08
Grade 8: Imps Portion 148.90, Land Portion 53.49
Grade 9: Imps Portion 139.41, Land Portion 44.28
Grade 10+: Imps Portion 150.97, Land Portion 40.83

Legend: Land Portion, Imps Portion, SP/SQFT

These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.